

City of West Linn Accessory Structures

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Forms available at <http://westlinnoregon.gov/building>



**Garages
Carports
Garden Sheds
Tool Sheds**



A Building Permit is not required if your Accessory Structure (AS) is less than 200 sq. ft. and less than 10 Ft. high (See 2008 Oregon Residential Specialty code below). If the AS is also 60 ft. from the property line you are allowed to reduce the setbacks to 3 ft. minimum from the side and rear property lines unless there are easements; in which case, the setback is the edge of the easement. (For Historic District setbacks see Chapter 25 of the West Linn Community Development Code and contact the Planning Department).

A Building Permit is required for an AS that is 200 sq. ft. to 500 sq. ft. and/or 10 to 15 ft. high. However, if it is also 60 ft. from the front property line it still qualifies for the reduced setbacks as stated above.. (See CDC Chapter 34 below)

A Building Permit is required for an AS that is larger than 500 sq. ft. or over 15 ft. high; however, they are not eligible for the reduced setbacks and shall meet the normal setbacks for the Zoning district in which they are in.

WEST LINN COMMUNITY DEVELOPMENT CODE

34.000 ACCESSORY DWELLING UNITS, ACCESSORY STRUCTURES AND ACCESSORY USES

34.020 ACCESSORY USES

Accessory uses are permitted uses which are customary and incidental to principal uses permitted in the zone and shall be permitted outright, and separated from the principal dwelling. (ORD. 1463)

34.040 SETBACK PROVISIONS FOR NOISE PRODUCING ACCESSORY STRUCTURES AND USES

Noise producing accessory uses and structures such as heat pumps, swimming pool motors and pumps shall meet the setback requirements of the zone.

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

Accessory structures such as garages, carports, garden/tool sheds, etc. shall comply with all requirements for the principal use except as provided in Section 34.040 and where specifically modified by this Code as follows: A side yard or rear yard requirement may be reduced to three feet for an accessory structure (unless there is an easement) except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this Code, provided that:

- A. The structure is erected more than 60 ft. from the front lot line (away from the street) (Unless normal front & side setbacks can be applied).
- B. The structure does not exceed one story or 15 ft. in height.
- C. The structure does not exceed an area of 500 sq. ft; and
- D. The structure does not violate any existing utility easements. (Amended per ORD. 1463;10/00)



2008 Oregon Residential Specialty Code

R105.2 Work exempt from permit.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

BUILDING:

1. Non-habitable one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 sq. ft. and a height of 10 ft. measured from the finished floor level to the average height of the roof.
2. Framed covered non-habitable accessory buildings not more than 500 sq. ft. in area, one story in height and not closer than 3 ft. to a property line, where the structure is composed of a rigid framework that supports a fabric membrane.

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ACCESSORY DWELLING UNITS

34.030 ACCESSORY DWELLING UNITS (ADU's)

- A.** An accessory dwelling unit (ADU) may be allowed in conjunction with an existing primary single-family dwelling by conversion of existing space inside the primary dwelling, by means of an addition to the existing dwelling, by means of an addition as an accessory structure; or by converting or adding to an existing accessory structure, such as a garage, on the same lot with an existing primary dwelling, when the following conditions are met:
1. One off-street parking space for the ADU shall be provided in addition to the required parking for the primary dwelling...
 2. Public services can serve both dwelling units.
 3. The number of occupants is limited to no more than one family.
 4. The ADU does not exceed one bedroom and has an area between 250 and 1000 square feet.
 5. The ADU is in conformance with the setback and lot coverage requirements of the underlying zone.
 6. The following minimum area standards shall be met:
 - a. 1 person—250 square feet
 - b. 2 persons—500 square feet

Design standards for both attached and detached ADU's can be found at:

www.westlinnoregon.gov/cdc/Chapter 34.030 Page 3

